

**SNAPSHOT of HOME Program Performance--As of 06/30/08  
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="92"/>			
% of Funds Committed	<input type="text" value="92.89"/> %	<input type="text" value="92.79"/> %	<input type="text" value="39"/>	<input type="text" value="92.82"/> %	<input type="text" value="47"/>	<input type="text" value="47"/>
% of Funds Disbursed	<input type="text" value="81.17"/> %	<input type="text" value="81.26"/> %	<input type="text" value="45"/>	<input type="text" value="82.38"/> %	<input type="text" value="35"/>	<input type="text" value="34"/>
Leveraging Ratio for Rental Activities	<input type="text" value="4.83"/>	<input type="text" value="5.53"/>	<input type="text" value="1"/>	<input type="text" value="4.55"/>	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="49.94"/> %	<input type="text" value="73.66"/> %	<input type="text" value="71"/>	<input type="text" value="80.69"/> %	<input type="text" value="9"/>	<input type="text" value="8"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="59.22"/> %	<input type="text" value="60.31"/> %	<input type="text" value="47"/>	<input type="text" value="67.01"/> %	<input type="text" value="30"/>	<input type="text" value="31"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="59.26"/> %	<input type="text" value="77.64"/> %	<input type="text" value="75"/>	<input type="text" value="79.23"/> %	<input type="text" value="12"/>	<input type="text" value="10"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="40.74"/> %	<input type="text" value="41.54"/> %	<input type="text" value="46"/>	<input type="text" value="44.47"/> %	<input type="text" value="40"/>	<input type="text" value="40"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="98.15"/> %	<input type="text" value="91.23"/> %	<input type="text" value="41"/>	<input type="text" value="93.93"/> %	<input type="text" value="41"/>	<input type="text" value="46"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="54"/> / <input type="text" value="92"/>	Nationally: <input type="text" value="27"/> / <input type="text" value="25"/>		
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$20,493"/>	<input type="text" value="\$31,525"/>		<input type="text" value="\$24,984"/>	<input type="text" value="54"/> Units	<input type="text" value="90.00"/> %
Homebuyer Unit	<input type="text" value="\$43,333"/>	<input type="text" value="\$19,017"/>		<input type="text" value="\$14,192"/>	<input type="text" value="6"/> Units	<input type="text" value="10.00"/> %
Homeowner-Rehab Unit	<input type="text" value="\$0"/>	<input type="text" value="\$26,126"/>		<input type="text" value="\$20,036"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$2,779"/>		<input type="text" value="\$3,164"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Redwood City CA

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$79,636	\$43,333	\$0
<b>State:*</b>	\$117,655	\$105,717	\$26,671
<b>National:**</b>	\$86,663	\$70,545	\$22,663

**CHDO Operating Expenses:** 0.8 %  
(% of allocation) **National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.23

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	37.7	16.7	0.0	0.0
Black/African American:	20.8	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.8	0.0	0.0	0.0

<b>ETHNICITY:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	37.7	83.3	0.0	0.0

<b>HOUSEHOLD SIZE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	54.7	0.0	0.0	0.0
2 Persons:	28.3	0.0	0.0	0.0
3 Persons:	11.3	16.7	0.0	0.0
4 Persons:	3.8	16.7	0.0	0.0
5 Persons:	0.0	66.7	0.0	0.0
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	1.9	0.0	0.0	0.0

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	30.2	0.0	0.0	0.0
Elderly:	28.3	0.0	0.0	0.0
Related/Single Parent:	22.6	16.7	0.0	0.0
Related/Two Parent:	7.5	83.3	0.0	0.0
Other:	11.3	0.0	0.0	0.0

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>	Rental %	Homebuyer %
Section 8:	9.4	0.0 <sup>#</sup>
HOME TBRA:	56.6	
Other:	5.7	
No Assistance:	28.3	

**# of Section 504 Compliant Units / Completed Units Since 2001** 25

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Redwood City

State: CA

Group Rank: 27  
(Percentile)

State Rank: 54 / 92 PJs

Overall Rank: 25  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>49.94</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	<b>59.22</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>59.26</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	<b>98.15</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	<b>2.36</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

